



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
P.O. Box 8044
Madison, Wisconsin 53708-8044
TTY: Contact Through Relay
Jim Doyle, Governor
Richard J. Leinenkugel, Secretary

Wisconsin Department of Commerce, Bureau of PECFA Bid Document

SECTION 1 - Scope of Work

The Bureau of PECFA is seeking competitive bids to perform remedial services for a petroleum release from a regulated petroleum product storage tank system. This bid is for a specified work scope. The site upon which bids are being solicited is:

Bid Round: 61
Commerce #: 53594-1432-11-A
BRRTS #: 02-28-542447
Site Name: Jefferson County Farmco Coop-Former
Site Address: 211 S Monroe St, Waterloo, 53594
Site Manager: Hank Kuehling
Address: 3911 Fish Hatchery Rd
City, State Zip: Fitchburg, WI 53711-5367
Phone: 608-275-3286
e-mail: hank.kuehling@wisconsin.gov
Bid Manager: Ralph N. Smith
Address: P.O. Box 8044
City, State Zip: Madison, Wisconsin 53708-8044
Phone: (608) 261-6543
e-mail: ralph.smith@wisconsin.gov

Bid-Start Date:	June 22, 2009
Questions must be received by (See Section 2 (B)):	July 6, 2009, 4:00 PM
Responses will be posted by (See Section 2 (B)):	July 24, 2009
Bid-End Date and Time:	August 7, 2009, 4:00 PM

The case file, including report(s) and other pertinent information upon which bids are being sought, are available for review at the Site Manager's location listed above. Please contact the Site Manager for an appointment to review the file.

Copies of report(s) and other pertinent information are available for purchase at the location listed below. If pertinent information is not available, please contact the Site Manager.

Xer-Lith Printing, 131 W. Wilson St., Madison, WI 53703

Phone: (608) 257-8900

Fax: (608) 257-8900

SECTION 2 – Site-Specific Bid Requirements

General Comments

Prior to 1984, the Jefferson County Farmco Cooperative owned this property and used it as a bulk petroleum storage facility. The property had two 6,000-gallon aboveground fuel oil storage tanks (ASTs) and three 8,000-gallon fuel oil ASTs, along with a pump shed, all of which was reportedly removed in 1982. The property was sold to the present owner, James Gauthier, in 1984. In 2000, a soil contamination assessment was conducted, and soil in the vicinity of the old pump shed was found to be contaminated. The Department of Natural Resources was notified of this contamination in June 2000 and again in February 2005. A site investigation was conducted between mid-2007 and early 2009.

The soil of the site is brown to gray silty sand from the surface to 10 feet below ground surface (bgs). In the southern part of the lot, the top 5 feet of soil appears to be fill material. Below the silty sand is 10 feet of gray to tan, medium to coarse-grained sand (to the greatest depth investigated). Although not encountered during the investigation, Cambrian-age sandstone is reported to be approximately 40 feet bgs in the vicinity.

Depth to groundwater at the site varies between 4.6 feet (nearer the Mauneshia River) to 12.4 feet at the site, depending on location and time of the year. Flow direction is generally to the south toward the nearby Mauneshia River. Petroleum volatile organic compounds (PVOCs) and polycyclic aromatic hydrocarbons (PAHs) are impacting groundwater quality in the area of MW-6 and, to a much smaller degree, at and near MW-1.

The nearest municipal water supply well is approximately 230 feet to the northeast of this site. The Mauneshia River is approximately 70 feet south, 190 feet west, and 400 feet east of the contaminant source area.

For more details about site geology, the groundwater flow system, current site conditions regarding the degree and extent of soil and groundwater contamination, and other site information, please review the following documents:

Phase II Environmental Site Assessment; Stiles Environmental, Inc., June 1, 2000.

Site Investigation Report, Jefferson County Farmco (Former), METCO, March 3, 2009.

To reduce copy costs, DNR has provided to the PECFA-contract copy shop only a portion of the two submittals noted above. Additional and useful site information, including those documents listed above, is contained in the case file at the DNR South Central Region office at 3911 Fish Hatchery Road, Fitchburg, WI, 53711. To view this file, contact Wendy Weihemuller at 608.275.3212.

Minimum Remedial Requirements

1. Contaminated soil shall be remediated by means of soil excavation and off-site disposal. Disposal shall occur immediately following excavation. The areas of excavation shall include the area of the former pump shed and the area of the former ASTs. These areas of excavation shall include all soils exceeding NR 746.06 Table 1 values or Table 2 values. The volume of this soil to be excavated in the area of the former ASTs is estimated to be 150 cubic yards. This is based on an estimated area 20'x25' by 8' deep. The volume of soil to be excavated from the vicinity of the former pump shed is estimated to be 360 cubic yards from an area 25'x30' by 13'deep. For

bidding purposes, the total estimated volume of soil to be removed is 510 cubic yards, or approximately 800 tons. (See diagram.)

The use of field screening or other appropriate technology is required in order to segregate clean excavated soil from contaminated soil for disposal. This same field-screening technology shall also be used to determine the horizontal and vertical extent of excavation to remove as much as possible of the soil that exceeds the Table 1 and Table 2 values noted above. The presence of impediments to excavation, such as a building foundation or a street, may restrict the areas that can be excavated.

The excavation shall be back-filled with the clean soils segregated during excavation activities, as well as imported, clean material similar to or finer-grained than the native soil. This backfill soil shall be placed in one-foot thick compacted lifts.

Post-excavation confirmation soil samples must be collected, one from each side and one from the bottom of each excavation (ten soil samples total). Each soil sample shall be analyzed for petroleum volatile organic compounds PVOCs and PAHs.

The surface of the excavation shall be restored with the same type of material and vegetation in place prior to the soil removal.

A remedial excavation report shall be provided within one month of completion of the excavation work to both agencies.

2. Because the soil removal probably necessitates the removal of monitoring wells MW-1 and MW-6, the replacement of these two wells in their same location after the completion of soil excavation required above is included in this scope of work. The two monitoring wells shall be properly abandoned per NR 141.25 prior to removal. The replacement monitoring wells shall meet all code requirements per NR 141 and the NR 700 rule series.

3. Conduct groundwater sampling and analysis quarterly for two rounds after completion of the soil excavation task for all of the following monitoring wells associated with this site: MW-1, MW-2, MW-3, MW-4, MW-5, and MW-6. The first groundwater sample event per this scope of work bid shall be scheduled at least two months after the remedial excavation. Also, collect a sample from the nearby municipal well #1 in the first of the two rounds. Analyze these groundwater samples for PVOCs and PAHs.

4. Measure groundwater elevations, based on National Geodetic Survey data, in all of the site's monitoring wells in each of the required monitoring rounds and include the results in tabular form in the report required below. Prepare a groundwater flow map, including equipotential contour lines and flow direction arrows, for the watertable observation wells. These flow maps shall be prepared for each sampling round and be included in the report required in the task that follows below.

5. The bid shall include costs for disposal of all investigative waste; in this case, purge water and soil. All waste barrels generated from site work activities must be labeled and placed in an inconspicuous place on the site and removed from the site within two weeks of each sampling round. Dispose of the waste in accordance with s. NR 716.11(6), Wis. Adm. Code.

6. Submit a report to the DNR project manager, and a copy to the Department of Commerce, when the work described above has been completed. It should include a table or tables of the groundwater quality data from the reporting period, along with all previously reported groundwater data, and water level measurement results. Also include associated groundwater flow direction and contour maps for each monitoring

round. The laboratory analytical report sheets for the reporting period must also be included. Method detection limits must be included in the tables of soil and groundwater analytical results rather than a no-detection (ND) designation. Also include in the report a description of any other work activities completed in accordance with this bid.

7. Reporting per Comm 47.70 (Web Reports) is required.

Contingency Costs

- The cost to fulfill *all* landfill requirements for waste characterization analysis prior to soil disposal must be included. Be aware that Toxicity Characteristic Leaching Procedure (TCLP) documentation and sampling requirements vary depending on the landfill. Therefore, bidders must include a line-item cost for TCLP sample collection and analysis, to be used if required.
- Contingency costs for use of a pumping truck to remove groundwater from the excavation to maximize the amount of contaminated soil removed from below the water table. This contingency is for one day on the day that the two soil removal areas have been excavated to the water table and would be utilized only if contaminated soil cannot be removed from below the water table because of the presence of water at the bottom of the excavation. It includes all costs for mob/demob, labor, time, equipment and materials.
- Contingency costs for contaminated soil excavation, hauling, backfill, additional confirmation sampling, and disposal costs (includes mob/demob) on a \$/ton unit rate, in case more soil is removed than previously estimated. DNR and Commerce shall both be notified and approval received in advance by both agencies prior to work being done.

SECTION 3 - Reporting Timeframes

Within *60 days* of the Commerce notification of the maximum reimbursement amount, the responsible party (RP) must execute a written contract with one of the firms that submitted a bid. Failure to execute the written contract within this time will result in ineligibility of interest expenses incurred from the date of the reimbursement cap letter until a contract is executed and work commences at the site. Work must commence within *45 days* of signing a contract. There are specific reporting requirements in Comm 47.70 to monitor the progress of activities at each bid site and there may be additional reporting requirements outlined above. The consulting firm that is contracted to complete the scope of work is required to report the progress of this site to Commerce electronically on the web site at each of the following points:

1. Within fourteen days of executing or terminating a contract with the RP.
2. Three months after entering into the contract with the RP.
3. Twelve months after beginning the work in the successful bid, unless the project is completed before that time (point 6 applies).
4. Twelve months after submitting the previous report (point 3), unless the project is completed before that time (point 6 applies).
5. No later than 10 days after encountering a change in circumstances (the list of circumstances is in Comm 47.70 (3)).
6. No later than 30 days after completing the work.
7. As directed by Commerce.

If Commerce determines that the consulting firm is failing to make adequate progress to complete the scope of work, Commerce will notify the RP and may reduce the reimbursement to accurately reflect the work completed.

Claim Submittal

A claim must be submitted to Commerce within 120 days of submitting the report described in *Reporting Timeframe, point #6*. If a claim is not submitted by the deadline described above, interest costs from the date the report (point #6) is submitted to the date the claim is received will not be reimbursed to the claimant. The claim preparation cost must be included in the Total Bid Amount and is considered within the reimbursement cap.

Questions and Answers

Questions, answers and interpretations will be considered an amendment of this solicitation. All questions must be submitted in writing (fax and electronic mail submittals are acceptable) to the Bid Manager identified in Section 1 of this solicitation. All answers and interpretations shall be in writing from the Bid Manager. Neither the PECFA program nor Commerce shall be legally bound by any amendments or interpretations that are not in writing. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid End Date. No further questions will be addressed after the deadline for submitting questions identified in Section 1.

SECTION 4 - Conditions of Bid

The successful bidder will be the entity that complies with all provisions of the bid and provides the lowest total cost, excluding interest, for the site-specific bid requirements described in Section 2. In preparing the bid, the bidder must assume compliance with all applicable codes, including, but not limited to, §Comm 46, §Comm 47, and §NR 700 Wis. Admin. Codes.

The bid Commerce selects to determine the least costly method of remedial action will be the least costly qualified bid. Commerce will rank the bids solely on the basis of cost. Evaluation of bids will continue until the least costly qualified bid is identified. Submittals from an individual or firm during their period of disqualification from bidding, submittals received late and for submittals without a certified commitment (performance assurance and/or signature) will not be considered as bids. Commerce may disqualify a bid for the following reasons:

- Requirements of the bid specifications have not been met.
- The remedial strategy is not appropriate to the geologic setting.
- A Total Bid Amount is insufficient to fund the activities described in the bid specifications.

Commerce reserves the right to reject any and all bids.

Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the agency with jurisdiction (Natural Resources or Commerce).

The bidder Commerce intends to select may be required to provide input to and attend a meeting with the PECFA program and the claimant to explain the bid and remedial approach.

If a bid is disqualified, Commerce will provide written notification to any individual or firm that submitted a disqualified bid. The notification shall specify the reasons for the disqualification, and inform the individual or firm of their right to protest or appeal the decision. If a bid is more costly than the bid Commerce intends to select, the bid will not be reviewed.

The *Notice of Intent* will identify the least costly bid, disqualified bid(s) and bid(s) not reviewed. The *Notice of Intent* will be sent to the RP and will be posted on PECFA's Internet Web site.

SECTION 5 - Instructions to Bidders

Between the bid start and end dates, bidders shall not discuss or attempt to negotiate any aspects of the bid with the RP, other potential bidders or program staff without prior approval of the Bid Manager identified in Section 1. Infractions will result in rejection of the violator's bid and may result in a formal complaint being filed with the Department of Regulation and Licensing.

If access to the site is necessary for the preparation of a bid, access shall be arranged through the Bid Manager. If the Bid Manager is not able to arrange site access, this will not delay the bid process nor negate the comparison and selection from among the bids submitted. All costs associated with a site visit or preparation of a bid will be the bidder's responsibility.

The Bidding Process must conform to the following:

1. The Bid Response shall address all the site-specific bid requirements identified in Section 2.
2. The total bid amount to accomplish the stated goal must include all fees, reporting costs, pre- and post-closure costs and costs for establishing restrictions or institutional controls, when applicable (interest costs are excluded).
3. The submittal must include a copy of the Bid Response document signed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin. The appropriate registration number of the professional license must be included. Registration requirements are listed in Comm 5.
4. Bids *cannot* be faxed or sent electronically (email) to the program. Documents received by fax or email will not be considered.
5. Bids, amendments thereto or withdrawal requests must be received by 4 pm on the bid end date.
6. The consulting firm's name must be included and all pages of the Bid Response.
7. All costs must be printed (ink, typewritten or computer). Errors must be crossed out, corrections entered and initialed by the person signing the bid. Correction fluid is not allowed. No bid shall be altered or amended after the time specified for the bid end date.
8. Each bidder shall fully acquaint themselves with conditions relating to the scope and restrictions attending to the execution of the work under the conditions of this

bid. The failure of a bidder to acquaint themselves with existing documented conditions shall in no way relieve any obligation with respect to this bid.

9. All amendments to and interpretations of this bid shall be in writing from the Bid Manager. Neither Commerce nor the program shall be legally bound by any amendment or interpretation that is not in writing.
10. This bid is intended to promote competition. If the language, specifications, terms and conditions, or any combination thereof restricts or limits the requirements in this bid to a single source, it shall be the responsibility of the interested bidders to notify the program in writing so as to be received five days prior to the opening date. The bid may or may not be changed; however a review of such notification will be made prior to award.

SECTION 6 - Bidder Disqualification

Commerce may disqualify from public bidding any individual or firm that has committed any of the following (Comm 47.67 (1) (a)):

1. Failed to complete the scope of work within the reimbursement cost cap established through public bidding.
2. Failed to complete the scope of work in a bid in a timely manner.
3. Failed to follow DNR rules on the bid project.
4. Received one or more notices from Commerce under s. Comm 47.62 (2) that assess the financial management of an investigation as unacceptable.
5. In any prior occurrence that has been publicly bid, failed to do either of the following:
 - a. Pay subcontractors after receiving payment for them.
 - b. Obtain lien waivers on or before the date of the final payment by the RP or the PECFA program, from all subcontractors paid under subd. 5. a.
6. Failed to execute a contract with the RP as required in s. Comm 47.69 (1).
7. Failed to commence work within 45 days after executing a contract, as required in s. Comm 47.69 (3).

Commerce may disqualify any individual or firm from performing further work on a project if the individual or firm has not completed any of the six reporting points required in Comm 47.70 and outlined in Section 2 of this bid document. Commerce will review and address the issue as stated in Comm 47.70 (4).

BID RESPONSE – BID ROUND 61

(1st Page)

Department of Commerce PECFA Program

Site Name: Jefferson County Farmco Coop-Former

Commerce #: 53594-1432-11-A

BRRTS #: 02-28-542447

Submit Bid Response To: Cathy Voges
Public Bid Response
Department of Commerce PECFA Bureau
201 W Washington Ave, Madison WI 53703-2760 or
PO Box 8044, Madison WI 53708-8044

Consulting Firm Name: _____

Complete Mailing _____

Address: _____

Telephone: () - _____

Fax Number: () - _____

E-mail Address: _____

Bidder (check one that applies):

<input type="checkbox"/>	Professional Engineer	License # _____
<input type="checkbox"/>	Professional Geologist	License # _____
<input type="checkbox"/>	Hydrologist	License # _____
<input type="checkbox"/>	Soil Scientist	License # _____



Use this box to certify (by marking with a check or X) a commitment to complete the work described in the bid specifications in its entirety for the Total Bid Amount proposed below. Failure to provide this performance assurance will disqualify this bid response. Providing unsolicited qualifications and/or contingency statements in your bid submittal will disqualify the bid response.

Total Bid Amount: \$ _____

Print Name: _____

Title: _____

I certify that I have the authority to commit my organization or firm to the performance of the bid I have submitted.

Signature: _____

BID RESPONSE – BID ROUND 61**(2nd Page)**

Department of Commerce PECFA Program

Site Name: Jefferson County Farmco Coop-Former**Commerce #: 53594-1432-11-A****BRRTS #: 02-28-542447****Consulting Firm Name:** _____

A bid will be considered non-compliant if the bid response does not include a separate tabulation of costs for each activity.

1	Remedial excavation for a ~ 510 cubic yard or (assume 1.6 ton/yd ³ .)~ 800-ton excavation and includes all items per the bid specification in paragraph 1.	\$	
2	Monitoring well activities per the bid specification in paragraph 2.	\$	
3	Groundwater sampling activities per the bid scope of work in paragraph 3.	\$	
4	Collect and provide data per the bid scope of work in paragraph 4.	\$	
5	Waste handling, storage, and disposal per the bid specification in paragraph 5.	\$	
6	Report per paragraph 6 of the bid specification.	\$	
7	Report per Comm 47.70 (Web Report)	\$	
7	PECFA Claim Preparation	\$	
8	Total Bid Amount	\$	
CONTINGENCY COSTS (Will be Approved and Added to the Bid Cap as Needed)			
•	Collection and Analysis of TCLP Soil Samples for Landfill Disposal per the first bulletpoint of the contingency costs.	\$	
•	Costs for use of a pump truck for one 8-hour day per the second bulletpoint of the contingency costs.	\$	
•	Costs for additional soil removal, if needed, at a \$/ton unit rate per the third bulletpoint of the contingency costs.	\$/ton	